

Minutes of the Plan Commission – Town of Spring Green

December 8, 2015 – Spring Green Town Hall, E4411 Kennedy Road, Spring Green, WI 53588

1. **Individuals in Attendance:** Jeff Foster, Ellery Schaffer, Brian McIlhone, Dave Radel, Bill Meise and Kevin Lins.
2. **Meeting called to order at 7:00 pm by Iausly.**
3. **Roll Call- All members present**
4. **Iausly attested that proper public notice had been made.**
5. **Motion approving minutes for the October meeting by Bindl/Robson. Motion passed**
6. **Motion approving agenda as posted by Robson/Bindl. Motion passed.**
7. **Updates & Communications:**
 - Iausly mentioned he was informed that Dave Liegel purchased the Luther property off of STH 23 and was looking at doing a CSM to separate the two residences. It will be going to the JEZC meeting 12-9-15.
8. **Business Items:**
 - a. **Driveway Permit:** Discussion on the matter of a driveway going in on County Highway WC. Being that the grade was greater than 10% a Driveway Construction Plan is required and needs to be prepared by a licensed civil engineer. In 2014, the county issued a permit and stated to install a 18 inch culvert. The engineering study that was recently done shows that a 36 inch or equivalent needs to be installed to meet the towns requirements. Mr. Meise stated that he was told he could not do any work in the ditch to accommodate larger diameter culverts (feather the ditch line) by the highway commissioner. Motion by Iausly to approve with the condition that the culvert be a two-pipe system, one being a 24-inch or equivalent and one being the existing 18 inch culverts. Work with the county to allow the modification to the east approach to the pipes in the road right-of-way and in addition, the applicant should consider the recommendations in the engineers report dated December 4, 2015. Seconded by Robson. Motion passed
 - b. **Town Attachment:** Discussion on the possible detachment of the Phil Wald subdivision from the Village of Spring Green. Kevin Lins mentioned that he talked to the realtor representing Phil Wald Partners prior to the town meeting and stated that one item that the town would require is that a deed restriction of no discharge of firearms be allowed on this property. Iausly mentioned prior to the detachment, the town would also like the previous subdivision be eliminated and start from scratch since the previous lots are to small and would not meet minimum lot sizes. Also mentioned of what zoning district the new property would be R-4 and that the town would like to see any road access to come off Shifflet Road versus Kennedy Road.
9. **Public Comment:** none.
10. **Next Meeting Date:** January 12, 2016 at 7:00 p.m.
11. **Adjournment:**
 - Motion to adjourn by Bindl/Thomas. Motion carried.

(Mike Bindl, Secretary)

(Fred Iausly, Chairperson)